

035.0

0002

0029.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
738,300 / 738,300

APPRAISED:

738,300 / 738,300

USE VALUE:

738,300 / 738,300

ASSESSED:

738,300 / 738,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52-54		HILTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TORCHIA ROSEMARIE	
Owner 2:	
Owner 3:	

Street 1: 52 HILTON ST	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry: <input type="text"/>
Postal: 02474	Type: <input type="text"/>

PREVIOUS OWNER	
Owner 1: TORCHIA ROSEMARIE--ETAL -	
Owner 2: TORCHIA BERGHIANO -	
Street 1: 52 HILTON ST	
Twn/City: ARLINGTON	
StProv: MA	Cntry: <input type="text"/>
Postal: 02474	Type: <input type="text"/>

NARRATIVE DESCRIPTION	
This parcel contains 4,043 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 1968 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
TWO FAMIL	100
o	water
n	Sewer
Census:	Electri
Flood Haz:	Exempt
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
104	Two Family		4043		Sq. Ft.	Site
				0	64.	1.34 3

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104		4043.000	387,200	4,700	346,400	738,300		24280
								GIS Ref
								GIS Ref
								Insp Date
								11/01/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	387,400	4700	4,043.	346,400	738,500	738,500	Year End Roll	12/18/2019
2019	104	FV	304,400	4700	4,043.	313,900	623,000	623,000	Year End Roll	1/3/2019
2018	104	FV	304,400	4700	4,043.	297,700	606,800	606,800	Year End Roll	12/20/2017
2017	104	FV	286,000	4700	4,043.	259,800	550,500	550,500	Year End Roll	1/3/2017
2016	104	FV	286,000	4700	4,043.	221,900	512,600	512,600	Year End	1/4/2016
2015	104	FV	255,600	4700	4,043.	205,700	466,000	466,000	Year End Roll	12/11/2014
2014	104	FV	255,600	4700	4,043.	170,500	430,800	430,800	Year End Roll	12/16/2013
2013	104	FV	265,700	4700	4,043.	162,400	432,800	432,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TORCHIA ROSEMAR	1366-60		3/17/2009	Family		1	No	No	
	828-140		1/1/1901	Family			No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2009	651	Wood Dec	11,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
1/22/2009	Meas/Inspect	189	PATRIOT
3/17/2000	Inspected	264	PATRIOT
3/2/2000	Measured	197	PATRIOT
4/1/1988		RG	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



USER DEFINED

Prior Id # 1:	24280
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	18:12:38
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																											
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average	CRAWL SPACE OF=BMT SINK.																															
Sty Ht:	2 - 2 Story			A Bath:		Rating:																																	
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:																																	
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																																	
Frame:	1 - Wood			1/2 Bath:		Rating:																																	
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																																	
Sec Wall:		%		OthrFix:	1	Rating:	Average																																
Roof Struct:	1 - Gable			OTHER FEATURES																																			
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average	1st Res Grid Desc: Line 1 # Units: 1																															
Color:	BROWN			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																			
View / Desir:				Frl:		Rating:																																	
GENERAL INFORMATION				WSFlue:		Rating:																																	
Grade:	C - Average			CONDOS INFORMATION																																			
Year Blt:	1922	Eff Yr Blt:		Location:																																			
Alt LUC:		Alt %:		Total Units:																																			
Jurisdct:		Fact:	.	Floor:																																			
Const Mod:				% Own:																																			
Lump Sum Adj:				Name:																																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																											
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL																											
Prim Int Wall:	2 - Plaster			Functional:				Interior:	1	5	2																												
Sec Int Wall:		%		Economic:				Additions:	1	6	2																												
Partition:	T - Typical			Special:				Kitchen:																															
Prim Floors:	3 - Hardwood			Override:				Baths:																															
Sec Floors:		%		Total:	31	%		Plumbing:																															
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																															
Subfloor:				Basic \$ / SQ:	170.00			Heating:																															
Bsmnt Gar:				Size Adj.:	1.18353653			General:	2	11	4																												
Electric:	3 - Typical			Const Adj.:	0.98000199			COMPARABLE SALES																															
Insulation:	2 - Typical			Adj \$ / SQ:	197.178			Rate	Parcel ID	Typ	Date	Sale Price																											
Int vs Ext:	S			Other Features:	103500																																		
Heat Fuel:	1 - Oil			Grade Factor:	1.00																																		
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																																		
# Heat Sys:	2			NBHD Mod:																																			
% Heated:	100	% AC:		LUC Factor:	1.00																																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	561231																																		
% Com Wall		% Sprinkled:		Depreciation:	173982			Juris. Factor:			Before Depr:	197.18																											
				Depreciated Total:	387249			Special Features:	0		Val/Su Net:	114.56																											
								Final Total:	387200		Val/Su SzAd:	196.75																											
MOBILE HOME				WtAv\$/SQ:		AvRate:																																	
Make:		Model:		Ind.Val:																																			
SPEC FEATURES/YARD ITEMS																																							
PARCEL ID 035.0-0002-0029.0																																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																						
3	Garage	D	Y		119X19	A	AV	1922		21.93	T	40	104			4,700																							
More: N	Total Yard Items:	4,700		Total Special Features:					Total:			4,700																											
SKETCH																																							
<table border="1"> <tr> <td>8</td><td>EFP</td><td></td><td></td> </tr> <tr> <td></td><td>OFFP</td><td></td><td></td> </tr> <tr> <td></td><td>16</td><td></td><td></td> </tr> <tr> <td></td><td></td><td>8</td><td></td> </tr> <tr> <td colspan="4"></td> </tr> <tr> <td colspan="4"> </td> </tr> </table>																8	EFP				OFFP				16					8									
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	OFFP																																						
	16																																						
		8																																					
SUB AREA																																							
SUB AREA DETAIL																																							
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																													
SFL	Second Floor	1,008	197.180	198,755																																			
BMT	Basement	960	59.150	56,787																																			
FFL	First Floor	960	197.180	189,290																																			
OPP	Open Porch	240	22.910	5,498																																			
EFP	Enclos Porch	128	47.520	6,083																																			
WDK	Deck	84	15.680	1,317																																			
Net Sketched Area: 3,380				Total:	457,730																																		
Size Ad	1968	Gross Are	3380	FinArea	1968																																		
IMAGE																																							
AssessPro Patriot Properties, Inc																																							